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17 Torbitt Way  
Newbury Park, Essex IG2 7TA  
Price £450,000





## 17 Torbitt Way, Newbury Park, Essex IG2 7TA

Arbon & Miller are delighted to offer this decoratively immaculate two bedroom terrace family home situated in this quiet cul-de-sac turning immediately off Aldborough Road North. Conveniently positioned within 1/4 of a mile of local shopping facilities and bus services and within 0.75 miles of Newbury Park Central Line Station which offers direct access to Stratford Station within approx. 15 minutes and Liverpool Street Station within approx 25 minutes. The ground floor accommodation offers a spacious Reception Room and Kitchen/Dining Area. The first floor boasts two well-proportioned Bedrooms and Feature Bathroom. Torbitt Way also benefits from a well maintained Rear Garden and off-street parking to front. We feel that Torbitt Way can only be fully appreciated by carrying out an internal inspection.

### ENTRANCE PORCH 4 x 2'10 (1.22m x 0.86m)

Composite entrance door, fuse box, alarm system, multi glazed wooden door to:

### LOUNGE 16'8 x 11 (5.08m x 3.35m)

Stairs to first floor, coved cornice, wood strip flooring, two double radiators, double glazed window, understairs storage cupboard, multi glazed wooden door to:

### KITCHEN 11'1 x 10'1 (3.38m x 3.07m)

Base and wall units, cupboards and drawers, Oak working surfaces, sink top unit with mixer tap, recess for gas oven with extractor fan over, tiled splashbacks, plumbing for washing machine and dishwasher, double radiator, double glazed window, UPVC double glazed door to rear garden.

### LANDING

Access to loft, coved cornice, doors to:

### BEDROOM ONE 11'1 x 9 max (3.38m x 2.74m max)

Two light double glazed bay, double radiator, fitted wardrobes to one wall.

### BEDROOM TWO 11'1 x 10 max (3.38m x 3.05m max)

Two light double glazed window, double radiator, wood strip flooring.

### BATHROOM 6'1 x 5'1 (1.85m x 1.55m)

Panel enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc, heated towel rail, part tiled walls, extractor fan.

### REAR GARDEN

Patio area, paved pathway leading to timber shed on hardstanding, remainder laid to shingle, outside tap, outside light, outside electric point, awning.

### FRONT GARDEN

Paved front garden providing OFF STREET PARKING. Outside meter cupboard.

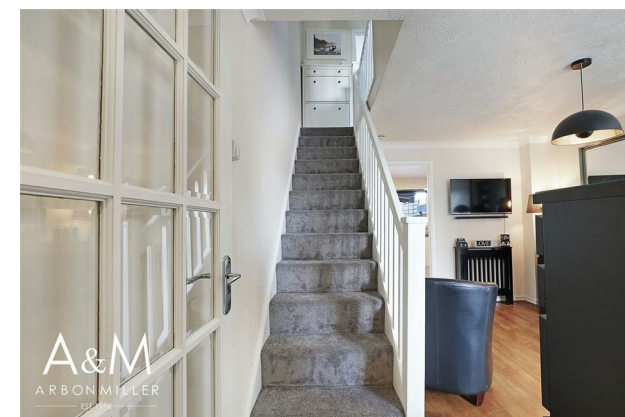
### COUNCIL TAX

London Borough of Redbridge - Band

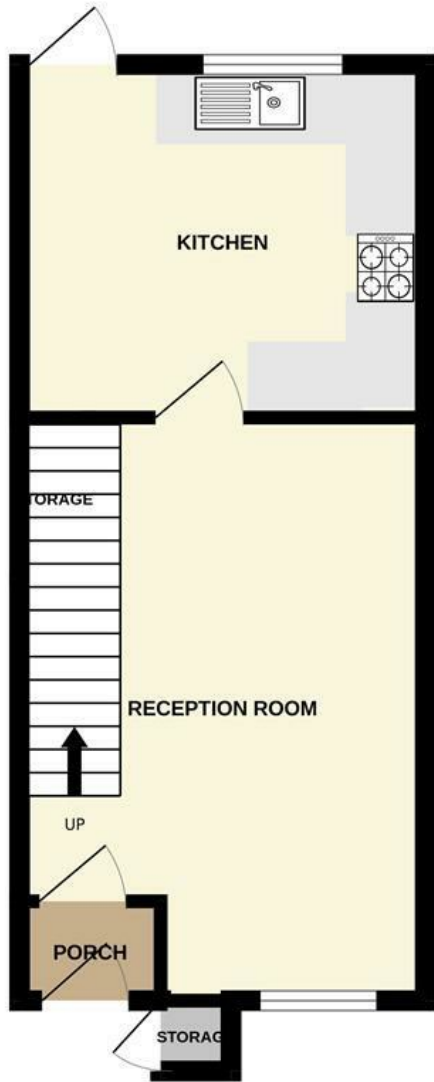
### AGENTS NOTE

Arbon & Miller inspected this property and will be only too pleased to provide any additional information as may be required. The information contained within these

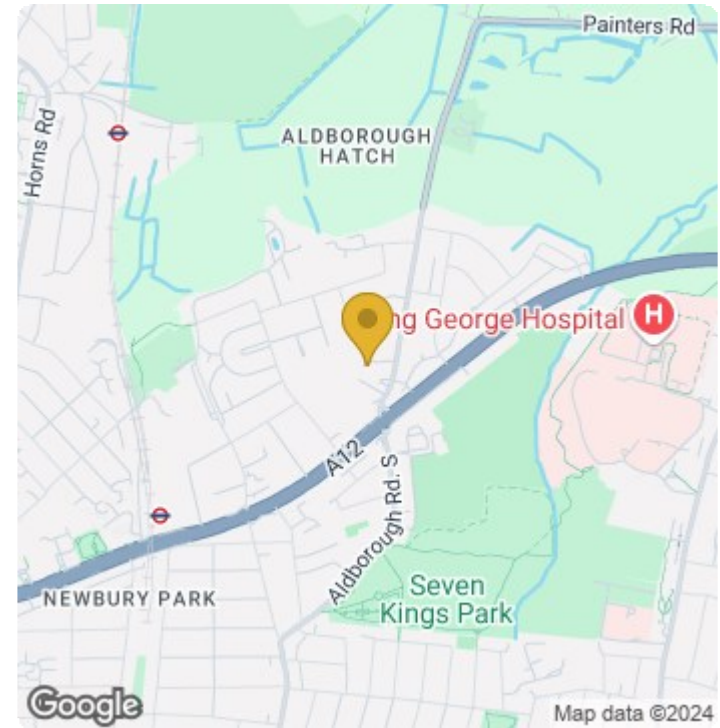
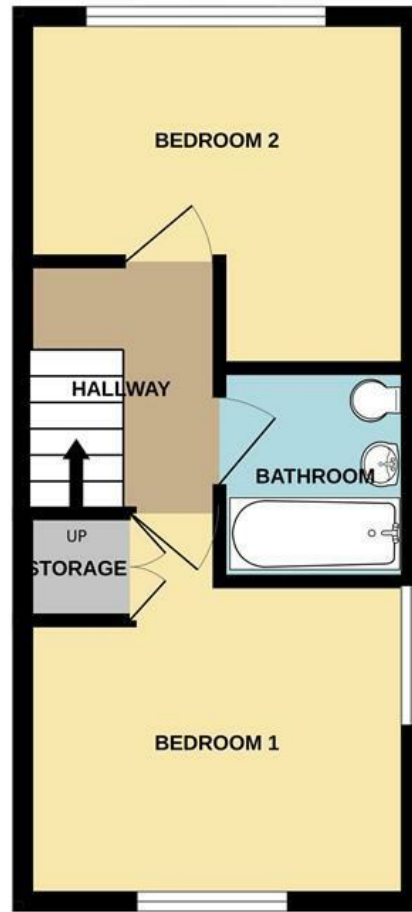
particulars should not be relied upon as statements or a representation of fact and photographs are for guidance purposes only. Services and appliances have not been tested and their condition will need to be verified. All guarantees need to be verified by the respective solicitors.



GROUND FLOOR



1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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